



# City of New Haven

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## Legislation Text

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ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE ACQUISITION BY THE CITY OF NEW HAVEN OF THOSE PROPERTIES KNOWN AS 510 GRAND AVENUE, NEW HAVEN, CONNECTICUT AND 510A GRAND AVENUE, NEW HAVEN, CONNECTICUT FOR PARK PURPOSES, SUCH ACQUISITION TO BE BY WAY OF A NEGOTIATED SALE AND PURCHASE OR, IF NECESSARY, BY SUCH OTHER MEANS AS MAY BE AVAILABLE TO THE CITY OF NEW HAVEN WHICH MAY INCLUDE THE USE OF EMINENT DOMAIN AND ESTABLISHING AN ENGLISH STATION ACQUISITION WORKING GROUP.

WHEREAS, those properties known as 510 Grand Avenue, New Haven, Connecticut and 510A Grand Avenue, New Haven, Connecticut (together the “English Station Parcels”) collectively make up the approximate 8.6-acre site of the former English Station power plant situated in the Mill River (the “Site”); and

WHEREAS, in July 2025, the City of New Haven (the “City”) announced its intention to transform the Site into a park, containing a public pool and various other outdoor recreational facilities, and expanded river access (the “Proposed Park”); and

WHEREAS, in order to create the Proposed Park, it is necessary for the City to acquire the English Station Parcels.

NOW, THEREFORE, BE IT ORDERED by the New Haven Board of Alders that the Mayor of the City of New Haven (the “Mayor”) and/or the Mayor’s designee or designees are hereby authorized to enter into negotiations with the owners of the English Station Parcels and, in the event of successful negotiations, to accept deeds conveying to the City a good and marketable fee simple title to the English Station Parcels in exchange for the negotiated compensation (a “Conveyance”) and the Mayor is hereby authorized to execute and deliver such other documentation as may be necessary or usual in order to complete such Conveyance; and

BE IT FURTHER ORDERED that if it is not possible to negotiate the terms and conditions of a mutually acceptable Conveyance with the owners of the English Station Parcels, then the Mayor is hereby authorized to direct the filing of eminent domain proceedings by the City in order to obtain fee simple title to the English Station Parcels, in accordance with the authority granted by, and the requirements set forth in, the City of New Haven’s Charter and the Connecticut General Statutes.

BE IT FURTHER ORDERED that there is hereby established an English Station Acquisition Working Group regarding the proposed acquisition of the properties known as 510 Grand Avenue and 510A Grand Avenue, commonly known as English Station as follows:

a) the Working Group shall include the Alder of Ward 8, or the Alder’s designee, and such other

members of the Board of Alders as may be designated by the President of the Board of Alders.

b) The Mayor shall appoint representatives from the following departments, or their designees, to participate in the Working Group: the Economic Development Administration, regarding acquisition strategy, redevelopment planning, economic feasibility, and potential future use of the site; the Office of Corporation Counsel, regarding legal issues related to the acquisition, negotiated purchase, eminent domain proceedings, title, litigation status, liability exposure, and transaction structure; the Office of Climate and Sustainability, regarding environmental conditions affecting the site, environmental compliance, and remediation considerations; the City Engineer, regarding structural conditions, infrastructure issues, utilities, public improvements, and other physical conditions of the property; the City Plan Department, regarding land use, planning considerations, zoning, and integration of the site into the City's long-term planning framework; and the Office of Policy, Management, and Grants, regarding fiscal implications, funding strategies, grant opportunities, long-term financial exposure, and potential municipal obligations associated with acquisition and remediation.

c) The Mayor may appoint representatives from any other relevant departments, or their designees, as the Mayor may determine appropriate.

d) The President of the Board of Alders, or the President's designee, shall convene meetings of the Working Group as necessary.

e) The Working Group shall receive, review, and discuss information related to the proposed acquisition, including but not limited to the status of negotiations, litigation status, acquisition structure, any potential eminent domain proceedings, environmental assessments, environmental contamination, remediation obligations, projected remediation costs, potential environmental liabilities, financial exposure to the City, redevelopment considerations, and other matters associated with the potential acquisition of the property, including information concerning such matters prior to the City entering into binding agreements or initiating condemnation proceedings, where practicable.

f) The English Station Acquisition Working Group shall dissolve upon completion of the City's acquisition of the property, whether by negotiated purchase or by eminent domain.